



**Planning, Development
and Transportation**
Transportation Planning
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DATE: 04.29.2016
TO: ProTrak
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Transportation Planning

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■ **CAROLINA BAY AT AUTUMN HALL PH-1 MANSION FLATS [Plan Review]**

∞ Initial Review Note ∞

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.



BASE INFORMATION:

- Please clarify if the proposed one-way driveway has a name or has been named.

NCDOT:

- Please verify whether the site has a current NCDOT Driveway permit.
- It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

1. The proposed plan was required to show driveway centerline elevations as part of the original plan set (Feb. 2012). Has these elevations and drainage profiles changed in this submission?
2. If the centerline elevations have changed, please show a revision or notation within the plan. Typical driveway centerline elevations are checked at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26' and 52' behind the property line. [Chapter VII, C(1)(a)(2)12 CofWTSSM]
3. The sidewalks between the buildings appear to have seating areas or benches adjacent to the sidewalks. Please label these items on the site plan.
4. The northern sidewalk connections between Lot 4 and Lot 5, and between Lot 6 and Lot 7 have wheel chair ramps shown, however, the other sidewalk connections do not show the wheel chair ramps. Please show all wheel chair ramps at the sidewalk connections.
5. Provide a detail for the bicycle racks.

6. The sidewalk connections and wheel chair ramps to old Garden Rd. appear to be missing from the plan. Please show these connections and wheel chair ramps.
7. Please show the Pedestrian Crossing signs at the locations where the project sidewalks create cross walks and sidewalk networks to Carolina Bay Phase II.
8. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
9. The sidewalk at the One –way Driveway intersection with Carolina Bay Drive (egress intersection) has a sudden jog in the proposed alignment. Is there a slope, drainage or site problem with the original alignment for the original plan?
10. Provide a detail for the sidewalk sections between the buildings, especially the entrance area for each building.
11. Provide a note on the plan to distinguish proposed open area from the sidewalk and building areas. The shading for the sidewalk and adjacent areas were not clear.

TECHNICAL STANDARDS – PARKING:

12. Provide an elevation and/or detail for the garages.
13. Provide an elevation for the building fronts and parking entrances off the one-way driveway.
14. Please dimension the garage and building parking spaces. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

15. The 5' sidewalk as proposed, does not appear to connect to the buildings for Lot 1 and Lot 9. If there is a sidewalk connection to these buildings, either from the public sidewalk, (on Dungannon Blvd, Old Garden Rd. or Carolina Bay Dr.), or internal sidewalk, please show it with shading or plan notes.
16. Please show location of handicap ramp(s) and signs and provide details on the plan.
17. Show the typical handicap space and access aisles for each building.

GENERAL NOTES TO ADD TO THE PLAN:

- A. If these units are sold at any point, the buyer must receive a subdivision street disclosure statement. Please note this on the site plan and advise the property owner of this requirement. [\[Sec.18-378 \(e\) CofW LDC\]](#)

MISCELLANEOUS:

- ❖ Contact Alina Dorofeeva at 341-7888, Alina.dorofeeva@wilmingtonnc.gov to discuss street lighting options.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.